
Section C

Right, Title, or Interest



Section C - Right, Title, or Interest

A copy of the Deed (Book 30168, Page 179 & 181) stating ownership of the property to Maine Yacht Center, LLC is included in this section.





WARRANTY DEED (Maine Statutory Short Form)

KNOW ALL MEN BY THESE PRESENTS that **C & Y GROUP**, a Maine corporation with a principal place of business in Portland, County of Cumberland and State of Maine, for consideration paid by **MAINE YACHT CENTER, LLC**, a Maine Limited Liability Company with address of 100 Kensington St, Portland, ME., **GRANTS TO MAINE YACHT CENTER, LLC WITH WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, bounded and described as follows:

See attached **Exhibit A and Notice of Environmental Covenant**.

Being the same premises conveyed by Quitclaim Deed from Canadian National Railway Company to Cumberland and York Distributors dated May 15, 1968 and recorded in the Cumberland County Registry of Deeds in Book 3041, Page 808; and portion of the premises conveyed in a Quitclaim Deed from Canadian National Railway Company to Cumberland & York Distributors dated July 6, 1970 and recorded in the Cumberland County Registry of Deeds in Book 3138, Page 106; and the premises conveyed in a Quitclaim Deed from Joseph W. Bourque to Cumberland & York Distributors dated November 16, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4529, Page 207.

IN WITNESS WHEREOF, the said **C & Y GROUP** has caused this instrument to be signed and sealed in its corporate name this 27th day of November, 2012.

C & Y GROUP

Mr Bull
WITNESS

BY: Diana Bourque
DIANA BOURQUE
ITS: **ASSISTANT TREASURER**

STATE OF MAINE
CUMBERLAND, ss.

November 27, 2012

Personally appeared the above-named **Diana Bourque**, in her capacity as Assistant Treasurer of C & Y GROUP, and acknowledged the foregoing to be her free act and deed in her said capacity and the free act and deed of said corporation.

Before me,

Mr Bull
Notary Public / Attorney-at-Law MAINE
N

NICHOLAS BULL
Print Name

MAINE REAL ESTATE TAX PAID

EXHIBIT A

Parcel I (C&Y Group):

A certain lot or parcel of land with the buildings thereon, situated on the easterly side of Presumpscot Street in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning at a point on the easterly side of Presumpscot Street 50.00 feet from the northerly corner of land conveyed by Canadian National Railway Company to Maine Tank Company, Inc., by deed dated March 25, 1963 and recorded in Cumberland County Registry of Deeds in Book 2738, Page 268; thence N 24° 00' E 16.00 feet to an iron pipe at the most westerly corner of land conveyed by Canadian National Railway Company to Cumberland and York Distributors by deed dated May 15, 1968 and recorded in said Registry in Book 3041, Page 308; thence continuing N 24° 00' E by the southeasterly side of Presumpscot Street 400.00 feet to an iron pipe at land now or formerly of Nappi Distributors; thence S 66° 00' E by land of said Nappi Distributors 263.58 feet to the most northerly corner of land conveyed by Cumberland and York Distributors to Joseph W. Bourque, by deed dated November 16, 1979 and recorded in said Registry of Deeds in Book 4529, Page 209; thence S 23° 59' 36" W by land of said Bourque 416.00 feet to land now or formerly of Canadian National Railway Company at the most southerly corner of land conveyed by Joseph W. Bourque to Cumberland and York Distributors by deed dated November 16, 1979 and recorded in said Registry in Book 4529, Page 207; thence N 66° 00' W by land of said railway 263.63 feet to the easterly side of Presumpscot Street and the point of beginning.

NOTICE OF ENVIRONMENTAL COVENANT

NOTICE: THE INTEREST CONVEYED HEREBY IS SUBJECT TO A DECLARATION OF ENVIRONMENTAL COVENANT, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON November 29, 2012, IN BOOK 30168, PAGE 170, IN FAVOR OF AND ENFORCEABLE BY THE STATE OF MAINE.

Received
Recorded Register of Deeds
Nov 29, 2012 10:33:56A
Cumberland County
Famela E. Lovley

9

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL MEN BY THESE PRESENTS that I, **ANNA R. BOURQUE**, of Portland, County of Cumberland and State of Maine, for consideration paid by **MAINE YACHT CENTER, LLC**, a Maine Limited Liability Company with a mailing address of 100 Kensington St Portland ME 04103 **GRANTS TO MAINE YACHT CENTER, LLC. WITH WARRANTY COVENANTS**, the real estate in Portland, County of Cumberland and State of Maine, bounded and described as follows:

MAINE REAL ESTATE TAX PAID

Those premises with all improvements thereon in the City of Portland, described in Exhibit A attached hereto.

Together with and subject to all easements, privileges and appurtenances thereunto belonging.

For source of title, see Deed of Joseph W. Bourque to Anna Bourque, et ux. dated October 16, 2003 and recorded in the Cumberland County Registry of Deeds in Book 20413, Page 98.

IN WITNESS WHEREOF, I, the said **ANNA R. BOURQUE** have caused this instrument to be signed and sealed this 5 day of November, 2012.

MA Bull
WITNESS

✓ Anna R. Bourque
ANN R. BOURQUE

STATE OF MAINE
CUMBERLAND, ss.

November 5, 2012

Personally appeared the above-named **Ann R. Bourque** and acknowledged the foregoing to be her free act and deed.

Before me,

MA Bull
~~Notary Public~~ / Attorney-at-Law **MAINE**

NICHOLAS BULL
Print Name

Exhibit A

A certain lot or parcel of land located on the southeasterly side of Presumpscot Street, in the City of Portland, County of Cumberland and State of Maine, and being more particularly bounded and described as follows:

Beginning at the northeasterly corner of land conveyed to the said Joseph W. Bourque by Deed of Canadian National Railway Company dated July 6, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4299, Page 330, said point being South 66° 00' East 366.78 feet from an iron pipe locate don the southeasterly side line of said Presumpscot Street; thence South 19° 48' 30" West 134.09 feet to an iron; thence generally South on a curved line to the left having a radius of 2,877.79 feet and an arc length of 284.52 feet to an iron; thence North 66° 00' West 147.73 feet to a point; thence North 23° 59' 36" East 416.00 feet to a point; thence South 66° 00' East 103.20 feet to the point of beginning.

The foregoing bearings are based on magnetic meridian, 1965.

Received
Recorded Register of Deeds
Nov 29, 2012 10:35:39A
Cumberland County
Pamela E. Lovley